022.0	0002	0005.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,200 / 836,200
					USE VALUE:	836,200 / 836,200
					ASSESSED:	836,200 / 836,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
325		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN DANIEL J
Owner 2:	
Owner 3:	
Street 1:	325 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1190 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13375.000	244,900		591,300	836,200
Total Card	0.307	244,900		591,300	836,200
Total Parcel	0.307	244,900		591,300	836,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 702.69 | /Parcel: 702.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14497
GIS Ref
GIS Ref
Insp Date 04/06/18

PREVIOUS ASSESSMENT

Parcel ID 022.0-0002-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,900	0	13,375.	591,300	836,200	836,200	Year End Roll	12/18/2019
2019	101	FV	196,400	0	13,375.	628,300	824,700	824,700	Year End Roll	1/3/2019
2018	101	FV	196,400	0	13,375.	458,300	654,700	654,700	Year End Roll	12/20/2017
2017	101	FV	196,400	0	13,375.	399,100	595,500	595,500	Year End Roll	1/3/2017
2016	101	FV	196,400	0	13,375.	340,000	536,400	536,400	Year End	1/4/2016
2015	101	FV	185,000	0	13,375.	332,600	517,600	517,600	Year End Roll	12/11/2014
2014	101	FV	185,000	0	13,375.	273,500	458,500	458,500	Year End Roll	12/16/2013
2013	101	FV	185,000	0	13,375.	260,200	445,200	445,200		12/13/2012

!1835!

PRINT

Date	Time
12/10/20	17:23:35

LAST REV

Date	Time
01/14/19	14:27:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1835

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13056-713		9/14/1976		33,100	No	No		N

USER DEFINED

Prior Id # 1:	14497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
4/7/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13375		Sq. Ft.	Site		0	80.	0.55	1			Med. Tr	-10					591,301						591,300	

Total AC/HA: 0.30705 | Total SF/SM: 13375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 591,301 | Spl Credit | Total: 591,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19545448
Const Adj.:	1.01989794
Adj $ / SQ:	158.501
Other Features:	55750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410296
Depreciation:	165349
Depreciated Total:	244947

COMMENTS

NC= CK FOR SFL 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	1	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

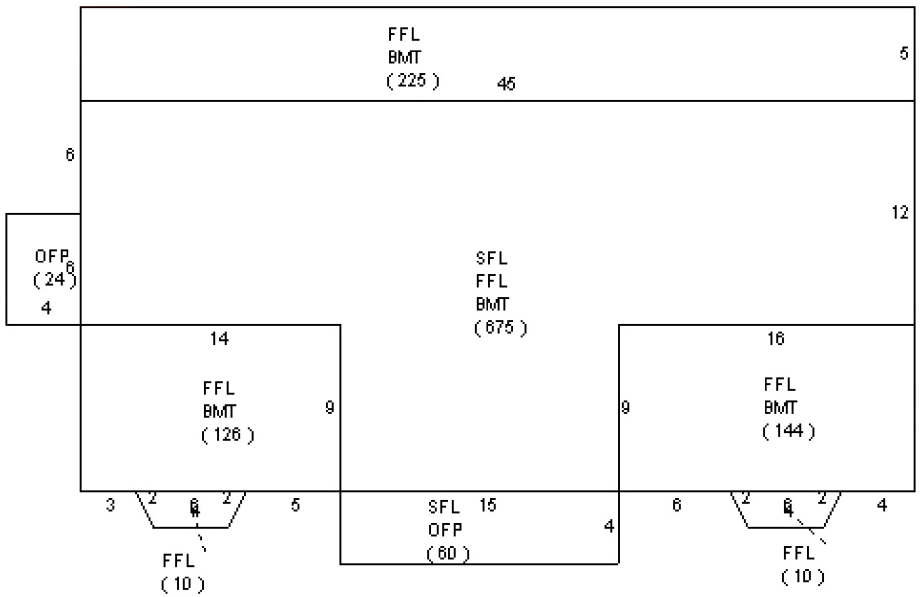
No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.35
Special Features:	0	Val/Su Net:	77.04
Final Total:	244900	Val/Su SzAd	127.22

SKETCH



SUB AREA

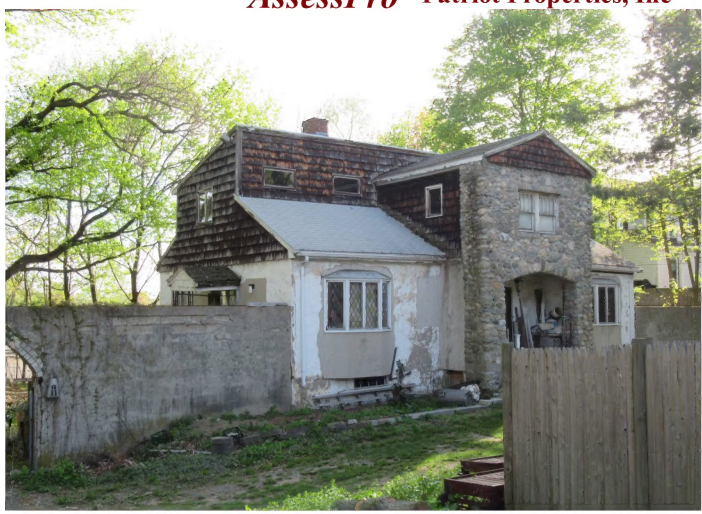
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	158.500	188,617
BMT	Basement	1,170	47.550	55,634
SFL	Second Floor	735	95.100	69,899
OFP	Open Porch	84	36.860	3,096
Net Sketched Area:		3,179	Total:	317,246
Size Ad	1925	Gross Are	3179	FinArea 1190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

022.0-0002-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	